CH2M HILL
18 Tremont Street
Suite 700
Boston, MA 02108
Tel 617-523-2260
Fax 617-723-9036

May 23, 2013

Bryan Christiansen
c/o Daibes Enterprises
1000 Portside Drive
Edgewater, NJ 07020

Re: Indoor Air Sampling at:
115 River Road
Edgewater NJ/Bergen County
Block # 96, Lot # 3.03
Sampling Date: March 19 - 21, 2013

For: Quanta Resources Corporation Superfund Site
Edgewater NJ/Bergen County
Superfund Identification #: NJD000606442

Dear Bryan Christiansen:

I am writing on behalf of Honeywell International Inc (Honeywell), at the request of the New Jersey Department of Environmental Protection (NJDEP), to provide you with the analytical results from indoor and crawl space air samples collected from vacant tenant spaces in Buildings 2, 3, and 7 and the unoccupied Building 7/8 and 10 basements at your property on March 19 - 21, 2013. Indoor air, crawl space air, and subslab soil gas samples were also collected from occupied tenant spaces in Buildings 4, 6, 9, and 11 during the March 2013 event; the results from those samples are being submitted under separate letters with copies to the tenants. **No additional air sampling is required because the sample results were within the U.S. Environmental Protection Agency's (USEPA's) target risk range for indoor air, and because these tenant spaces and basements are not currently occupied by regular full-time workers (i.e., 8 hours per day and 40 hours per week). If occupancy conditions of these buildings change, please contact us. Indoor air sampling will be performed again next winter within occupied areas of the 115 River Road building as part of the routine monitoring that has been performed since 2006.**

The samples were collected as part of monitoring performed at the 115 River Road building in response to the presence of ground water contamination at the Quanta Resources Corporation Superfund Site. Indoor air samples were collected in Buildings 2, 3, 7, the 7/8 basement, and crawl space air samples were collected from beneath Buildings 2 and 3.

Summarized here and in the attached tables are the analytical results of the indoor and crawl space air samples collected from Buildings 2, 3, 7, 7/8, and 10, as well as the analytical results for ambient (outdoor) air samples collected at the 115 River Road property. The USEPA and NJDEP Indoor Air Screening Levels (IASLs) referenced in the attached tables are based upon typical exposure factors and assume the occupants of the building are exposed to the indoor air over a 25- to 30-year period. Any sampling result that exceeded an applicable NJDEP screening level is presented in bold type and shaded.

RESULTS:

The contaminants of interest were measured at concentrations in the indoor and crawl space air below the NJDEP Non-Residential IASLs in Buildings 2, 3, and the 10 basement.

Benzene was detected in the six indoor air samples from Building 7 and the 7/8 basement at concentrations above the NJDEP Non- Residential IASL. Naphthalene was detected in two of the three indoor air samples collected in the 7/8 basement at concentrations above the NJDEP Non- Residential IASL. However, the measured concentrations of benzene and naphthalene were within the USEPA's target risk range as detailed in the attached tables. The other contaminants of interest were measured at concentrations in the indoor air below the NJDEP Non-Residential IASLs.

As noted above, benzene and naphthalene are contaminants associated with the Quanta Resources Corporation Superfund Site. However, the gasoline-powered snow blowers stored in Suite 701 may have contributed to the measured indoor air concentrations of benzene. Additionally, there have been multiple potential indoor sources of benzene and naphthalene observed within the Building 7/8 basement, including lighter fluid, paints, wood stains/coating, and roof coating products, which may have contributed to the measured indoor air concentrations.

Suite 701 has been vacant since September 2012 and is anticipated to remain so until the entire building is demolished. The Building 7/8 basement is not currently occupied, nor is it in condition to be occupied, because of the presence of a large ventilation system that was put in place in May 2010 as a vapor intrusion engineering control. Therefore, additional indoor air sampling in Suite 701 and the Building 7/8 basement is not necessary at this time because they are unoccupied.

In closing, please be advised that the New Jersey Department of Health (NJDOH) is responsible for evaluating indoor air quality issues. Therefore, if you have any questions regarding the quality of the indoor air and/or require information about potential health effects, please contact NJDOH's Indoor Environments Program at 609-826-4920. Also please note that pursuant to New Jersey's Open Public Records Act (OPRA), all building surveys and sampling results submitted to NJDEP during this investigation become part of the public record for the Quanta Resources Corporation Superfund Site. NJDEP is obligated to make this information available to any interested party that requests access to it through its Office of Record Access.

If you have any questions about your sampling results or the remedial activities underway at the Quanta Resources Corporation Superfund Site, please contact me at 267-250-7387 or via e-mail at stephen.zarlinski@ch2m.com. For information about vapor intrusion, please see the NJDEP web page at www.nj.gov/dep/srp/guidance/vaporintrusion/indoor_air.htm.

Sincerely,

Stephen J. Zarlinski
Project Manager at CH2M HILL

Enclosure: Sampling Results Summary Tables

c:

Edgewater Health Department
Erica Bergman – NJDEP Case Manager
Richard Ho – USEPA Region 2 Remedial Project Manager
Steve Coladonato – Honeywell Remediation Manager

Non-Residential Air Sampling Results Summary Table - 115 River Road Building 2

Quanta Resources Corporation Superfund Site
Edgewater, NJ / Bergen County
Superfund Identification # for Site NJD000606442

115 River Road Building 2 Edgewater, NJ / Bergen County Block 96; Lot 3.03	NJDEP	10^{-6}	10^{+}	HQ=1	Indoor Air Results	Crawl Space Air Results	Outside Ambient Air Results		
	Non-Residential IASLs ($\mu g/m^3$)	EPA Target Risk IASLs ($\mu g/m^3$)	EPA Target Risk IASLs ($\mu g/m^3$)	EPA Target Risk IASLs ($\mu g/m^3$)	Building 2 1st Floor Main Open Space Q1-IA-32	Building 2 South Side Q1-CS-07	SW Corner of Bldg 8 Q1-OA-03	SE Corner of Bldg 1 Q1-OA-09	NW Corner of Bldg 12 Q1-OA-10
Chemical					20-Mar-13	20-Mar-13	21-Mar-13	20-Mar-13	20-Mar-13
Benzene	2	1.6	160	130	0.69	1.0	0.56	0.56	0.58
Ethylbenzene	5	4.9	490	4,400	0.37 J	0.81	ND	ND	ND
Naphthalene	3	0.36	36	13	1.4	1.4	0.047	0.15	0.040
1,2,4-Trimethylbenzene	NA	NA	NA	31	0.32 J	0.49 J	0.37 J	ND	ND
1,3,5-Trimethylbenzene	NA	NA	NA	31	ND	ND	ND	ND	ND
Xylenes (o)	NA	NA	NA	440	0.29 J	0.54 J	ND	ND	ND
Xylenes (m&p)	NA	Not Available			0.72	1.8	ND	ND	0.51 J
Xylenes (total)	440	NA	NA	440	1.0 J	2.3 J	ND	ND	0.51 J

Notes:

The samples were analyzed by USEPA Method TO-15 for contaminates of interest associated with the site determined by sampling performed from 2006 - 2012.

All results are in micrograms per cubic meter ($\mu g/m^3$).

The EPA IASLs are based on the EPA 2012 Regional Screening Levels (November 2012) for Industrial Air.

IASLs - Indoor Air Screening Levels

J - Estimated value

NA - A screening level is currently not available for this chemical.

ND - Not detected

Non-Residential Air Sampling Results Summary Table - 115 River Road Building 3

Quanta Resources Corporation Superfund Site
Edgewater, NJ / Bergen County
Superfund Identification # for Site NJD000606442

115 River Road Building 3 Edgewater, NJ / Bergen County Block 96; Lot 3.03	NJDEP Non-Residential IASLs ($\mu g/m^3$)	10^{-6} EPA Target Risk IASLs ($\mu g/m^3$)	10^{-4} EPA Target Risk IASLs ($\mu g/m^3$)	HQ=1 EPA Target Risk IASLs ($\mu g/m^3$)	Indoor Air Results	Crawl Space Air Results	Outside Ambient Air Results		
					Building 3 1st Floor South Center Office Q1-IA-30	Building 3 North Side Q1-CS-05	SW Corner of Bldg 8 Q1-OA-03	SE Corner of Bldg 1 Q1-OA-09	NW Corner of Bldg 12 Q1-OA-10
Chemical					20-Mar-13	20-Mar-13	21-Mar-13	20-Mar-13	20-Mar-13
Benzene	2	1.6	160	130	0.68	1.1	0.56	0.56	0.58
Ethylbenzene	5	4.9	490	4,400	0.33 J	1.3	ND	ND	ND
Naphthalene	3	0.36	36	13	1.7	1.7	0.047	0.15	0.040
1,2,4-Trimethylbenzene	NA	NA	NA	31	0.32 J	0.86	0.37 J	ND	ND
1,3,5-Trimethylbenzene	NA	NA	NA	31	ND	0.33 J	ND	ND	ND
Xylenes (o)	NA	NA	NA	440	0.28 J	0.85	ND	ND	ND
Xylenes (m&p)	NA	Not Available			0.67 J	3.1	ND	ND	0.51 J
Xylenes (total)	440	NA	NA	440	0.95 J	4.0	ND	ND	0.51 J

Notes:

The samples were analyzed by USEPA Method TO-15 for contaminates of interest associated with the site determined by sampling performed from 2006 - 2012.

All results are in micrograms per cubic meter ($\mu g/m^3$).

The EPA IASLs are based on the EPA 2012 Regional Screening Levels (November 2012) for Industrial Air.

IASLs - Indoor Air Screening Levels

J - Estimated value

NA - A screening level is currently not available for this chemical.

ND - Not detected

Non-Residential Air Sampling Results Summary Table - 115 River Road Building 7

Quanta Resources Corporation Superfund Site
Edgewater, NJ / Bergen County
Superfund Identification # for Site NJD000606442

115 River Road Building 7 Edgewater, NJ / Bergen County Block 96; Lot 3.03	NJDEP	10^{-6}	10^{-4}	HQ=1	Indoor Air Results			Outside Ambient Air Results		
	Non-Residential IASLs ($\mu g/m^3$)	EPA Target Risk IASLs ($\mu g/m^3$)	EPA Target Risk IASLs ($\mu g/m^3$)	EPA Target Risk IASLs ($\mu g/m^3$)	Building 7 1st Floor Far East Room 2 Q1-IA-36	Building 7 1st Floor West Room Near Stairs Q1-IA-37	Building 7 2nd Floor Main Room Q1-IA-38	SW Corner of Bldg 8 Q1-OA-08	SE Corner of Bldg 1 Q1-OA-09	NW Corner of Bldg 12 Q1-OA-10
Chemical					20-Mar-13	20-Mar-13	20-Mar-13	21-Mar-13	20-Mar-13	20-Mar-13
Benzene	2[a]	1.6	160	130	4.6	3.1	2.9	0.56	0.56	0.58
Ethylbenzene	5	4.9	490	4,400	3.1	1.9	1.7	ND	ND	ND
Naphthalene	3	0.36	36	13	0.78 J	0.45	0.53	0.047	0.15	0.040
1,2,4-Trimethylbenzene	NA	NA	NA	31	3.1	1.8	1.5	0.37 J	ND	ND
1,3,5-Trimethylbenzene	NA	NA	NA	31	0.85	0.50 J	0.47 J	ND	ND	ND
Xylenes (o)	NA	NA	NA	440	3.3	2.0	1.8	ND	ND	ND
Xylenes (m&p)	NA	Not Available			9.9	5.7	5.0	ND	ND	0.51 J
Xylenes (total)	440	NA	NA	440	13	7.7	6.8	ND	ND	0.51 J

Notes:

The samples were analyzed by USEPA Method TO-15 for contaminates of interest associated with the site determined by sampling performed from 2006 - 2012.

All results are in micrograms per cubic meter ($\mu g/m^3$).

The EPA IASLs are based on the EPA 2012 Regional Screening Levels (November 2012) for Industrial Air.

IASLs - Indoor Air Screening Levels

J - Estimated value

NA - A screening level is currently not available for this chemical.

ND - Not detected

Non-Residential Air Sampling Results Summary Table - 115 River Road Building 7/8 Basement

Quanta Resources Corporation Superfund Site
Edgewater, NJ / Bergen County
Superfund Identification # for Site NJD000606442

115 River Road Building 7/8 Basement Edgewater, NJ / Bergen County Block 96; Lot 3.03	NJDEP Non-Residential IASLs ($\mu g/m^3$)	10^{-6} EPA Target Risk IASLs ($\mu g/m^3$)	10^{-4} EPA Target Risk IASLs ($\mu g/m^3$)	HQ=1 EPA Target Risk IASLs ($\mu g/m^3$)	Indoor Air Results			Outside Ambient Air Results		
					Building 7/8 Basement Center Hallway Q1-IA-21	Building 7/8 Basement Far East Room Q1-IA-23	Building 7/8 Basement West Main Room Q1-IA-25	SW Corner of Bldg 8 Q1-OA-03	SE Corner of Bldg 1 Q1-OA-09	NW Corner of Bldg 12 Q1-OA-10
Chemical					20-Mar-13	20-Mar-13	20-Mar-13	21-Mar-13	20-Mar-13	20-Mar-13
Benzene	2[a]	1.6	160	130	4.2	3.0	4.4	0.56	0.56	0.58
Ethylbenzene	5	4.9	490	4,400	4.3	3.0	4.9	ND	ND	ND
Naphthalene	3[b]	0.36	36	13	5.2	2.6	9.3	0.047	0.15	0.040
1,2,4-Trimethylbenzene	NA	NA	NA	31	1.7	1.3	2.2	0.37 J	ND	ND
1,3,5-Trimethylbenzene	NA	NA	NA	31	0.85	0.53 J	1.0	ND	ND	ND
Xylenes (o)	NA	NA	NA	440	2.6	1.8	3.6	ND	ND	ND
Xylenes (m&p)	NA	Not Available			5.2	3.6	6.6	ND	ND	0.51 J
Xylenes (total)	440	NA	NA	440	7.8	5.4	10	ND	ND	0.51 J

Notes:

The samples were analyzed by USEPA Method TO-15 for contaminates of interest associated with the site determined by sampling performed from 2006 - 2012.

All results are in micrograms per cubic meter ($\mu g/m^3$).

The EPA IASLs are based on the EPA 2012 Regional Screening Levels (November 2012) for Industrial Air.

IASLs - Indoor Air Screening Levels

J - Estimated value

NA - A screening level is currently not available for this chemical.

ND - Not detected

Non-Residential Air Sampling Results Summary Table - 115 River Road Building 10 Basement

Quanta Resources Corporation Superfund Site
Edgewater, NJ / Bergen County
Superfund Identification # for Site NJD000606442

115 River Road Building 10 Basement Edgewater, NJ / Bergen County Block 96; Lot 3.03	NJDEP	10^{-6}	10^{-4}	HQ=1	Indoor Air Results	Outside Ambient Air Results		
	Non-Residential IASLs ($\mu g/m^3$)	EPA Target Risk IASLs ($\mu g/m^3$)	EPA Target Risk IASLs ($\mu g/m^3$)	EPA Target Risk IASLs ($\mu g/m^3$)	Building 10 Basement Center of Main Room Q1-IA-22	SW Corner of Bldg 8 Q1-OA-03	SE Corner of Bldg 1 Q1-OA-09	NW Corner of Bldg 12 Q1-OA-10
Chemical					20-Mar-13	21-Mar-13	20-Mar-13	20-Mar-13
Benzene	2	1.6	160	130	1.4	0.56	0.56	0.58
Ethylbenzene	5	4.9	490	4,400	0.76 J	ND	ND	ND
Naphthalene	3	0.36	36	13	0.55	0.047	0.15	0.040
1,2,4-Trimethylbenzene	NA	NA	NA	31	0.63 J	0.37 J	ND	ND
1,3,5-Trimethylbenzene	NA	NA	NA	31	0.27 J	ND	ND	ND
Xylenes (o)	NA	NA	NA	440	0.61 J	ND	ND	ND
Xylenes (m&p)	NA	Not Available			1.3	ND	ND	0.51 J
Xylenes (total)	440	NA	NA	440	1.9 J	ND	ND	0.51 J

Notes:

The samples were analyzed by USEPA Method TO-15 for contaminates of interest associated with the site determined by sampling performed from 2006 - 2012.

All results are in micrograms per cubic meter ($\mu g/m^3$).

The EPA IASLs are based on the EPA 2012 Regional Screening Levels (November 2012) for Industrial Air.

IASLs - Indoor Air Screening Levels

J - Estimated value

NA - A screening level is currently not available for this chemical.

ND - Not detected